

**HISTORIC PRESERVATION COMMISSION
MINUTES
November 25, 2013**

The Tewksbury Township Historic Preservation Commission met at a regular meeting on the above date in the Municipal Meeting Hall, 60 Water Street, Mountainville, New Jersey.

Members present were Michael Scheier, Chairman, Karen Moriarty, Vice Chair, Jan Clark, Rosemary Hartten, Glenn Likus and Ruth Melchiorre, Alt. #1

Absent was Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:35 p.m. and a quorum established.

OPEN PUBLIC METINGS ACT STATEMENT

Adequate notice of the following meeting had been provided by posting a copy on the bulletin board at the Administration Building, mailing a copy to the Hunterdon Review and the Hunterdon County Democrat and filing a copy with the Municipal Clerk on February 5, 2013.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

CLAIM

➤ Dennis Bertland – Invoice dated November 22, 2013 #13-70-1.9 - \$225.00
Mrs. Clark made a motion to approve the above referenced claim. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Clark, Mr. Scheier, Mrs. Melchiorre, Mrs. Hartten, Mrs. Moriarty and Mr. Likus

Those Opposed: None

RESOLUTIONS

- **Resolution No. 2013-17** – Bercik, Block 42, Lot 17
13 Joliet Street, Oldwick
Eligible to vote: Mr. Scheier, Mrs. Moriarty, Mr. Likus, Mrs. Hartten, Mrs. Melchiorre and Mr. Ulrich

Mr. Likus made a motion to approve the following resolution. Mrs. Moriarty seconded the motion. The motion carried by the following roll call vote:

RESOLUTION NO. 2013-17

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR MICHAEL J. BERCIK FOR PROPERTY REFERRED TO
AS BLOCK 42, LOT 17,
LOCATED AT 13 JOLIET STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-16

On October 28, 2013, Michael J. Bercik, property owner, appeared before the Tewksbury Township Historic Preservation Commission. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

1. Michael J. Bercik is the owner of the property located at 13 Joliet Street, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicant applied for a certificate of appropriateness to install a 20kW gas generator next to the southwest corner of the existing house.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

1. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
2. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the project as proposed in the application of Michael J. Bercik.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Moriarty and seconded by Commissioner Ulrich to approve the application as submitted and in accordance with the testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

Those in Favor: Mr. Scheier, Mrs. Moriarty, Mr. Likus, Mrs. Hartten and Mrs. Melchiorre

Those Opposed: None

- **Resolution No. 2013-18** – Cashman, Block 39, Lot 16
28 William Street, Oldwick

Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty, Mr. Likus and Mr. Ulrich

Mrs. Clark made a motion to approve the following resolution. Mr. Scheier seconded the motion. The motion carried by the following roll call vote:

RESOLUTION NO. 2013-18

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR CASEY CASHMAN FOR PROPERTY REFERRED TO AS BLOCK 39, LOT 16, LOCATED AT 28 WILLIAM STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 13-17

On October 28, 2013, Casey Cashman, property owner, and project architect Ezio Columbro appeared before the Tewksbury Township Historic Preservation Commission. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

1. Casey Cashman is the owner of the property located at 28 William Street, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness to add a one (1) story addition towards the rear of the structure and roof replacement on the existing structure. Said addition will include a bedroom, bathroom and laundry closet. A wood raised deck will also be provided. The addition proposed will be designed in a Craftsmen style bungalow consistent with the existing structure.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

1. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
2. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the project as proposed in the application of Casey Cashman.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Clark and seconded by Commissioner Likus to approve the application as submitted and in accordance with the testimony provided with the following conditions:

- a) The material shall consist of cedar clapboard and wood shingle siding, bracketed eaves, brick piers on the deck, Craftsmen style lamps, asphalt shingle to match the existing and window trim will be Azac or Borrell to match the original in width and profile.
- b) Photos of the completed project are to be submitted by the applicant to the Commission for the file.

Roll Call Vote:

Those in Favor: Mrs. Clark, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty and Mr. Likus

Those Opposed: None

- **Resolution No. 2013-19** – Tewksbury Township Public Library Assoc., Block 44, Lot 11
31 Old Turnpike Road, Oldwick
Eligible to vote: Mrs. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty, Mr. Likus and Mr. Ulrich

Mr. Likus made a motion to approve the following resolution. Mrs. Melchiorre seconded the motion. The motion carried by the following roll call vote:

RESOLUTION NO. 2013-19

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR THE TEWKSBURY TOWNSHIP PUBLIC LIBRARY ASSOCIATION FOR PROPERTY REFERRED TO AS BLOCK 44, LOT 11, LOCATED AT 31 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY

APPLICATION NO. 13-18

On October 28, 2013, Patrick Ricciardi, Library Board Member, appeared before the Tewksbury Township Historic Preservation Commission. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

1. Tewksbury Township Public Library Association is the owner of the property located at 31 Old Turnpike Road, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicant applied for a certificate of appropriateness to remove existing clapboard siding, sheath and insulate as necessary, apply new Hardie plank siding (pre-finish paint to match existing), replace window trim with Azek material and replace bell tower louvers with Fypon to match existing.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

1. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
2. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the project as proposed in the application of the Tewksbury Township Public Library Association.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Melchiorre and seconded by Commissioner Moriarty to approve the application as submitted and in accordance with the testimony provided with the following conditions:
 - a) Replacement siding is to be installed with smooth side out on the south and east sides of the building.
 - b) Window and door trim and corner boards are to be replaced with Azac or Borrell to match the original in width and profile.
 - c) If sheathing is necessary beneath the new siding, the face of the siding will not project beyond the plane of the corner boards, roof cornice frieze or the window and door trim.
 - d) The main roof cornice and frieze, the belfry and tower above the cornice frieze and the front porch (including the cornice and saw-tooth edge and siding) are excluded from this project.
 - e) The applicant is to notify the Commission of the project start date so that the Members can schedule a site visit.
 - f) Photos of the completed project are to be submitted by the applicant to the Commission for the file.

Roll Call Vote:

Those in Favor: Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty and Mr. Likus

Those Opposed: None

PUBLIC PARTICIPATION

Mrs. Clark and Mrs. Moriarty recused themselves from the meeting.

Mr. George Cassa was present and sworn in. Mr. Cassa was present on behalf of the Residents Alliance for Neighborhood Preservation Inc., Citizens to Save Tewksbury and

the Alliance for Neighborhood Preservation, Inc. who sent a letter to the Commission on November 22, 2013 regarding Tewksbury Township Land Use Board Application No. 13-05 for the proposed wireless communications tower at 19 King Street adjoining the Oldwick Historic District. Mr. Cassa noted that it is their objective to support the June 10, 2013 letter written by the Historic Preservation Commission advising the applicant's attorney that the Commission voted unanimously to recommend the rejection of the applicant's Section 106 application. Mr. Cassa noted that the aforementioned groups also support the action taken by the Historic Preservation Commission on June 24, 2013 to draft a similar letter to the Land Use Board and Township Committee when the application is before the Land Use Board. Mr. Cassa noted that the application is now before the Land Use Board and he encouraged the Commission to send the letters to both the Township Committee and Land Use Board as well as to express their opposition orally at the December 18, 2013 Land Use Board hearing.

Mr. Cassa pointed out that the site plan that was submitted as part of the Section 106 Review was significantly modified before it was presented to the Land Use Board. Since the November 6, 2013 Land Use Board meeting residents have been advised that the applicant is again making potential significant changes; the status of the site plan is in flux. Mr. Cassa expressed his desire for the Commission's consultant to make an informed opinion based on the latest available information.

Mr. Scheier opined that the Commission needs to receive the most recent site plan for review but in the meantime can draft a strongly worded letter. When asked by Mr. Bertland if a revised site plan has been submitted by the applicant, Mr. Cassa responded in the positive noting that the Commission reviewed the site plan that was submitted as part of the Section 106 Review (revision 1). The application that was deemed complete by the Land Use Board is up to revision three (3) and based on discussions between the applicant and the Land Use Board there are subsequent revisions pending that may be ready for the December 18, 2013 Land Use Board hearing. When asked by Mr. Bertland if there will be a change to the proposed tower, Mr. Cassa explained that there was discussion about a second potential location for a lower structure but located higher on the hill. Mr. Likus noted that the potential new structure is approximately 60 feet shorter but it's 100 feet higher on the hill. When asked by Mr. Bertland if they need to resubmit to the Historic Preservation Office, Mr. Scheier opined that it would require a new application to the NJ State Historic Preservation Office. Mr. Cassa opined that it is enough of a difference that should warrant a new application.

Ms. Robin Love, Residents Alliance for Neighborhood Preservation, Inc. was present and explained that a site walk was conducted by the Land Use Board on November 16, 2013. Ms. Love presented photographs of the site walk and the balloons that were flown as a test of the proposed locations for the tower and silo. She noted that the alternate location only came up at the November 6, 2013 public hearing as members of the public were asking questions about the proposed location. Ms. Love suggested that the Historic Preservation Commission review the Land Use Board application material as it may contain more detailed information. Ms. Love described the photos of the balloons explaining that the black balloon was to represent the top of the proposed 140 foot tower

(windmill) and the orange is the top of the proposed 80 foot silo. Ms. Love noted that both balloons were extremely visible from Route 517 traveling south towards the village of Oldwick opining that they will be visible from every panoramic view. It was Ms. Love's opinion that a proposed silo would not be in keeping with the proportion of any existing farm silo. Mr. Cassa added that the estimated height to diameter ration is about 3 to 1.

Ms. Love went on to explain that residents are concerned about the impact to the Historic District and the fact that the project may exceed the maximum impervious coverage permitted in the Planning Area of the Highlands which would require compliance with the Highlands Regional Master Plan; the applicant skirted under the maximum coverage established by the Highlands by not including what they claim is an existing improved gravel driveway that provides access from King Street to the cell tower building/compound. Ms. Love noted that if they exceed the Highlands impervious coverage the Highlands Exemption is void and they must then comply with the Highlands Regional Master Plan cultural requirements, specifically scenic and historic considerations. She explained that the applicant received approval under Exemption #2, which she opined was unorthodox considering Exemption #2 is about reconstruction of existing buildings no more than 125% of footprint with up to a maximum of a ¼ acre of additional new impervious coverage. Mr. Cassa noted that the driveway was never improved but they are being permitted to include that as existing impervious surface noting that the applicant was rejected by the Highlands Council on their first submission. Discussion ensued about the access and Ms. Love noted that the library provides an easement to the Melick property for farm purposes but doubts that they would extend the easement to allow access to the utility. Mr. Cassa noted that the access point proposed enters through the portion of the property that lies within the Oldwick Historic District. Ms. Love explained that the applicant must prove that they deserve the conditional use by addressing the positive/negative criterion. Because the Historic Preservation Commission is part of the positive/negative criteria Ms. Love hoped that the Commission would send a representative to the meetings to keep abreast of the changes. When asked by Mr. Scheier if there is a chance that the location would return to the Oldwick fire house site, Mr. Cassa noted that the Township Committee decided that it would not waive the deed restriction that would have made it possible to site the cell tower on that property. Ms. Love explained that the driveway is proposed at 10 feet wide to keep the project under the ¼ acre disturbance threshold established by the Highlands Council. Mr. Cassa added that the project is approximately 800 sq. ft. short of the threshold to trigger the ¼ acre of disturbance dictated by the Highlands Regional Master Plan. Discussion ensued regarding alternative access points and the impact on the Oldwick Historic District.

Mr. Likus opined that the tower on the high tension line that cross Hill and Dale Road would be an ideal location. Mr. Cassa noted that the tower is mentioned in the applicant's analysis however the report indicates that there was no response from the utility company that owns the tower. Mr. Likus believed that the RF Engineer should have been the first witness to testify at the public hearing to which Mr. Cassa agreed.

Ms. Love noted that the Section 106 Review also requires exhaustive alternative site research by the applicant.

After reviewing the information provided to the Commission by Ms. Goodchild, Mr. Bertland confirmed that the site plan is the current plan under review by the Land Use Board.

Mr. Cassa asked the Commission if in 2004 the Commission reviewed a similar application at the same location that was based on a barn and silo to which the Commission was unsure. He noted that there was a strongly worded letter issued that seemed to have enough influence that the project was either abandoned or not pursued as it was never formally filed with the Land Use Board. He went on to say that he is unsure what rules changed to make this applicant more confident than the applicant in 2004. Mr. Cassa noted that it appears that this application has been shifted from the State Historic Preservation Commission Office to the FCC for Section 106 Review. Mr. Bertland explained that he understood there to be some change to the current rules vs the 2004 rules and mentioned that he was told by Michelle Hughes at the State Historic Preservation Office that it had something to do with whether the current application was classified as a new application or a continuation of the old application. His recollection was that it was deemed a new application because the time that transpired; since 2004 the level of review had been circumscribed.

Mr. Bertland suggested that the Commission send another letter to the Land Use Board reiterating what was previously said and also request that the Land Use Board not take action on the project until the Commission has an opportunity to review the revised plans. Mr. Likus expressed concern that the need has not been addressed and to what degree alternate sites were researched. Ms. Love noted that the Land Use Board is in the process of hiring its own RF Engineer to review the need. Mr. Cassa explained that he is aware of alternative technologies used in historically sensitive areas (Martha's Vineyard) where microcell technology and distributed antenna systems were installed by the same applicant due to public resistance against the conventional tower.

The Commission thanked Ms. Love and Mr. Cassa for their time and information.

Mr. Patrick Palmer, 13 Old Turnpike Road, was present and indicated that he lives in the home that is listed as No. 73 in the historic register. He noted that he has lived in the home since 1997 and homeowners have done their jobs to maintain the historic integrity of the within the district and when something like this comes up, more than ever, residents need the Commission to protect the district; he asked the Commission to take a strong position. Mr. Palmer opined that the alternate location for the silo proposed by the applicant would be even more visible.

Mr. Scheier made a motion to authorize Dennis Bertland to prepare a letter to the Land Use Board opposing the project based on a review of documents on file and the site visit by the Commission for the balloon test. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Hartten, Mr. Likus, Mr. Scheier and Mrs. Melchiorre

Those Opposed: None

Mrs. Clark and Mrs. Moriarty returned to the meeting.

CORRESPONDENCE

1. A letter dated September 25, 2013 from Shana L. Goodchild re: Land Use Board Appl. No. 13-03, Cellco Partnership d/b/a Verizon, Block 44, Lot 26, 19 King St., Oldwick
2. A letter dated November 20, 2013 from Citizens to Save Tewksbury, Residents Alliance for Neighborhood Preservation, Inc., and Alliance for Historic Hamlets re: Land Use Board Appl. No. 13-03, proposed wireless communication tower at 19 King St., Block 44, Lot 26.

Mrs. Clark reminded Mr. Bertland that he is to prepare a document pointing out the items that the Commission may want to try to protect that may not necessarily get reviewed because a permit is not required.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m. by motion of Mrs. Clark and seconded by Mrs. Hartten. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator